

CHAPTER 20.53

IS INTERIM STUDY OVERLAY DISTRICT

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20.53.010 Specific Purposes

The Interim Study (IS) Overlay District allows discretionary review of development proposals in areas where changes in land use designations and/or zoning regulations are contemplated or under study.

20.53.020 Initiation and Study Plan

The IS Overlay District may be initiated as a zoning amendment prescribed by Chapter 20.94. Prior to approving an amendment reclassifying land to an IS Overlay District, the Planning Commission and City Council shall approve a study plan that identifies regulatory problems and states land use and development issues to be resolved for the area proposed for reclassification.

20.53.030 Districting Map Designator

The IS Overlay District may be combined with any base district. Each IS Overlay District shall be shown on the Districting Map with an "-IS" designator, numbered and identified sequentially by order of enactment and reference to the enacting ordinance.

20.53.040 IS Overlay District: Land Use Regulations

- A. Use Permit Required. Approval of a use permit shall be required for establishment of a new or expanded use in an IS Overlay District if the use is not one that is addressed within the study plan for the IS Overlay District, and may be approved for any use classification permitted or conditionally permitted in the base district with which the IS District is combined.

- B. Required Findings. In addition to the findings required for use permits by Chapter 20.91, and additional findings that may be required for specific use classifications, approval of a use permit in the IS Overlay District shall require a finding that the proposed use will not conflict with the land use and development policies established for the area at the time the IS Overlay District was adopted.

20.53.050 IS Overlay District: Property Development Regulations

Property development regulations required shall be as specified in the use permit; provided, however, that in no event shall any building exceed the height limit specified in Chapter 20.65, nor shall floor area or building bulk exceed the limits specified in Chapter 20.63.

20.53.060 Expiration and Renewal

An ordinance establishing an IS Overlay District shall contain a provision terminating the IS designation one to five years from its effective date. An ordinance establishing an IS Overlay District may be amended, reenacted, or superseded by an amendment adopted as prescribed by Chapter 20.94.